



Report to Planning & Zoning Commission

Clay County, Missouri

Case Number	September 16-128F
Case Type	Final Plat
Project Name	Nebo Hills Estates Sixth Plat

Applicant/Owner:	Kristie Stuewe, President-KC First Missouri Bank 1925 Burlington Street N. Kansas City, MO 64116
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Request	Final Plat approval of <u>Nebo Hills Estates Sixth Plat</u>
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Application Submittal	2016-07-26
Public Notice Published	N/A
Neighbor Letters Sent	2016-08-26
Report Date	2016-09-13

REPORT AUTHOR(S)	Debbie Viviano, Planner Kipp Jones, Manager
Recommendation	APPROVAL with conditions



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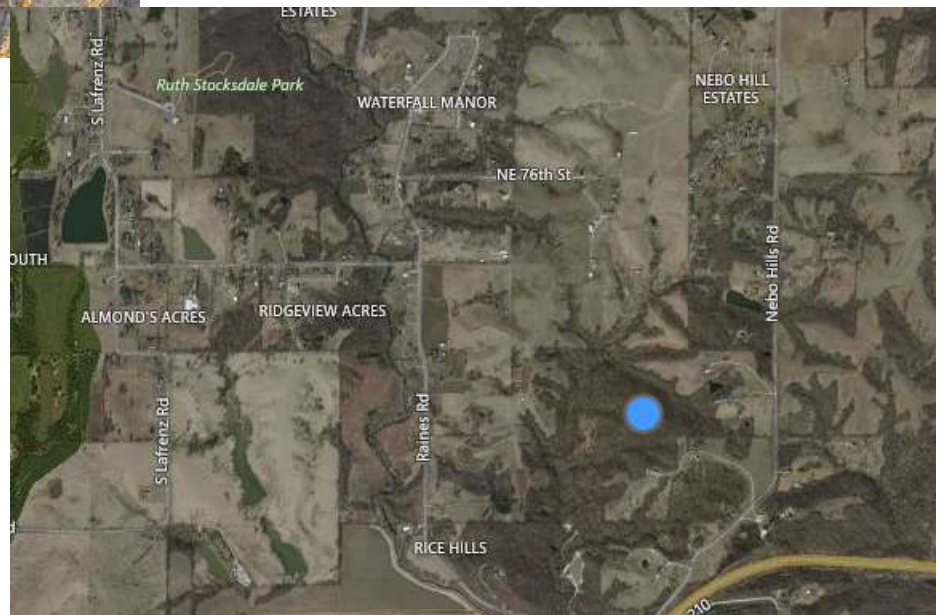
General Information

Site Location:	approximately 7022 Nebo Hills Road Sections 22 & 23 Township 51 Range 31
Site Size:	39.07 ± acres
Existing Landuse & Zoning:	Agricultural (AG)
Zoning/Platting History:	None
Surrounding Landuse & Zoning:	North - AG zoned land, <u>Nebo Hill Estates 1st Plat</u> (R-1) East - AG zoned land, <u>Lazy J Replat</u> (Ag & R-1) South - AG zoned land, 210 Hwy, <u>The Underground</u> (I-1& 1-2-PUD Overlay) West - AG zoned land, City of Liberty

Current Conditions:



Courtesy of Clay County Assessor GIS/Mapping



Courtesy Microsoft® Bing™



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Assessment

Kristie Stuewe, President-KC is representing First Missouri Bank and requesting **Final Plat** approval for Nebo Hill Estates – Sixth Plat, located at approximately 7022 Nebo Hills Road.

First Missouri Bank brought Nebo Hill Estates – Sixth Plat to the Planning and Zoning Commission and County Commission in November of 2015, but did not record the Final Plat.

Now, First Missouri Bank is bringing another version of Nebo Hill Estates – Sixth Plat and would like to split approximately 39.07± acres and the existing barn from the acreage of 80± acres, so as to sell some of the acreage separate from the residence on the property.

Character of the General Neighborhood

Agriculturally (AG) zoned property is in each direction of the property. Nebo Hill Estates 1st Plat (R-1) is to the North. Lazy J, Replat (AG & R-1) is to the east. 210 Highway and The Underground (I-1 & I-2, with a PUD Overlay) are to the South. The City of Liberty is approximately 1 1/4 miles to the west. [See Attachment B].

Code Considerations

The review procedures and submittal content for a Final Plat must be in substantial compliance with the approved preliminary plat in accordance with the requirements under **Section 151-3.6 (D)** of the Clay County 2011 Land Development Code ("LDC"). Based on all the materials and evidence presented, the subject request *appears to substantially comply with the LDC and preliminary plat*.

The application was properly noticed, per regulations and adjacent property owners were notified within the mandated 1,000 foot distance by means of a letter dated September 7, 2016.

Outside Agency Review

The Clay County Highway Department has noted the following:

The driveway will have a **shared access (ingress/egress) from Nebo Hills Road**. Nebo Hills Road is a chip and seal surfacing. For sight distance the brush will need to be cut back both to the north and south to improve the sight distance.

The Clay County Public Health Center has given preliminary and final approval for Nebo Hill Estates-Sixth Plat.

Public Water Supply District #5 stated in a letter dated March 13, 2015 they will be able to service Lot 1 with a residential water meter.

The Fishing River Fire District serves this property.

The existing pond structure has been inspected by the Clay County Soil and Water Conservation District, and stated the pond needed clearing around it. The clearing was completed in October-November, 2015.

Findings

The two smaller metal barn structures shown on the Preliminary Plat have been removed by the developer. The larger metal barn is 30.5± feet from the existing north property line and is being classified as a farm structure according to the 2011 Land Development Code (LDC) and meets the 25' required setback. But if the farm structure were to be used to house livestock then the setback would be increased by 25' to a side setback of 50', {Section 151-6.3B (1a)}. A farm



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structure is defined as a building used for the storage of agricultural or farm products, livestock, or grain. **So, this farm structure will not be allowed to house livestock.**

The 60' x 100' Ingress/egress (I/E) as noted on the plat will serve as the shared access point and also the interior ingress and egress as needed for Lot 1. A shared driveway agreement will need to be in place at the time of Final Plat recording.

Road Impact Fees (RIF) are required for the one (1) additional lot. The estimated total amount of RIF is \$2,062.50 and is subject to change at the time of payment based on the market price of material.

Recommendations

Staff recommends the **Final Plat** of Nebo Hill Estates- Sixth Plat be **Approved**, with the following conditions as shown in Exhibit A:

Exhibit A

1. Road Impact Fees (RIF) agreement recorded and fees paid according to agreement at same time as the recording of the Final Plat.
2. A shared driveway agreement must be in place at the time of Final Plat recording.
3. Clay County Highway Department confirmation of approved sight distance/after the removal of brush, before the Final Plat can be recorded.
4. The following changes to the recording copies of the Final Plat:
 - a. CHANGE- spelling of LEDGEN to **LEGEND**.
 - b. REMOVE: POND and METAL BARN and their setback distances.

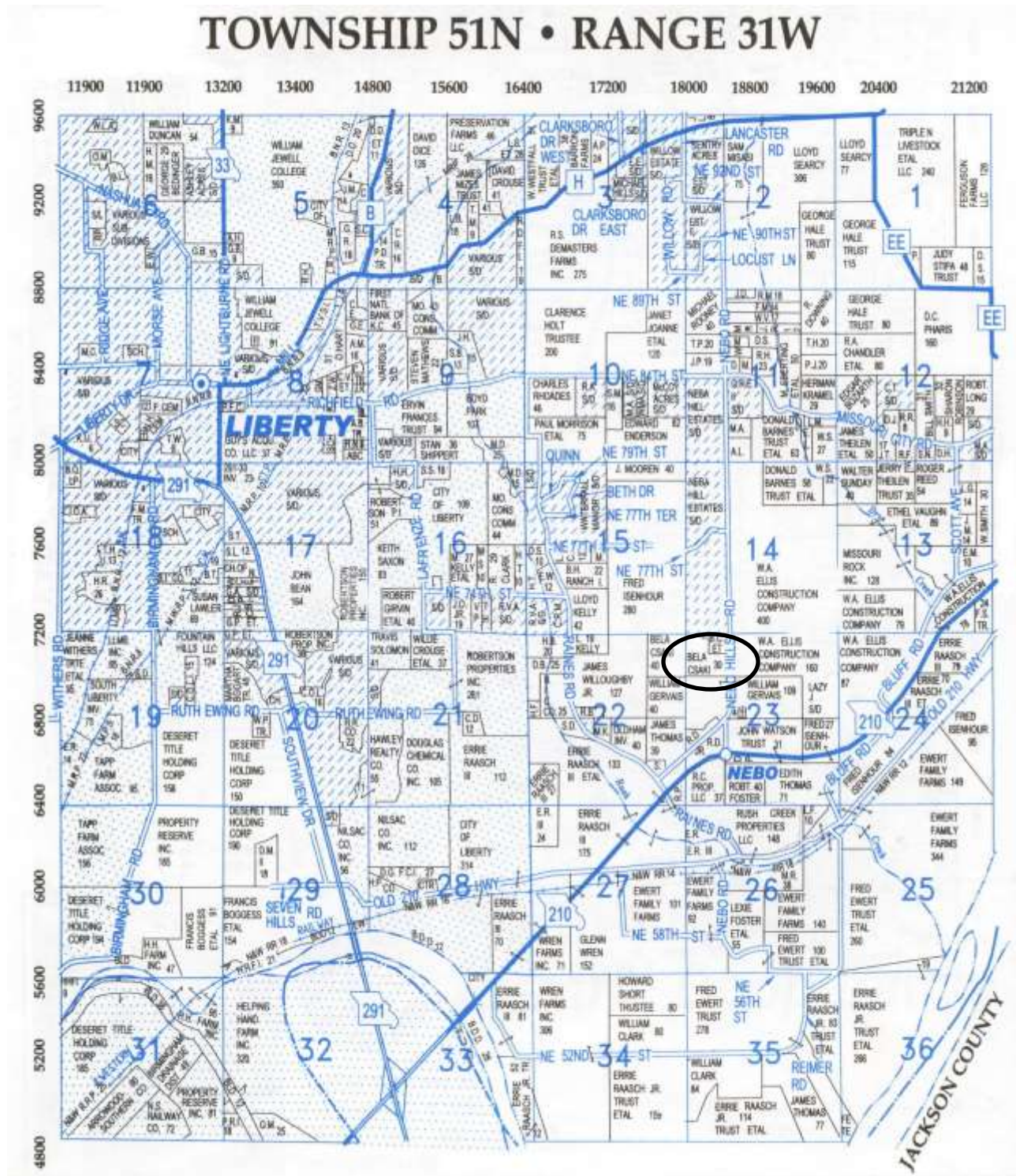


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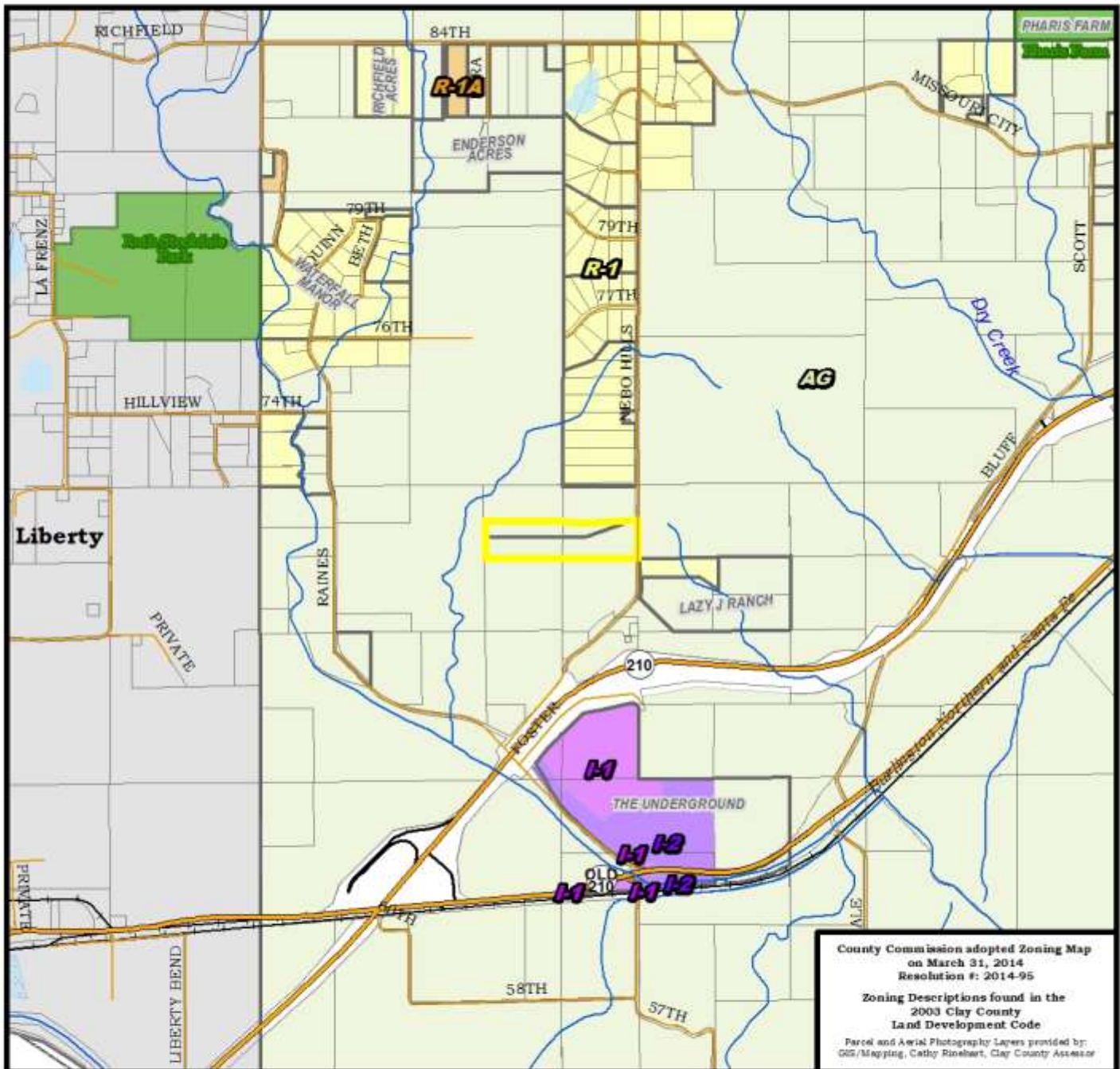
Attachments

September 16-128F – Nebo Hill Estates – Sixth Plat Attachment A - Vicinity Map



Sept 16-128F – Nebo Hills Estates 6th Plat

Attachment B - Existing Conditions Map



Sept 16-128F – Nebo Hills Estates 6th Plat

Attachment C - Site Plan Map



County Commission adopted Zoning Map
on March 31, 2014
Resolution #: 2014-95

Zoning Descriptions found in the
2003 Clay County
Land Development Code

Parcel and Aerial Photography Layers provided by:
GIS/Mapping, Cathy Reinhardt, Clay County Assessor

